039.0	0003	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	857,900	/	857,900
USE VALUE:	857,900	/	857,900
ASSESSED:	857,900	/	857,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		UNIVERSITY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICHER JUSTIN & DEBORAH
Owner 2:	
Owner 3:	
Street 1:	6 UNIVERSITY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILLMS JOY A -
Owner 2:	-
Street 1:	6 UNIVERSITY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 2227 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	464,700		393,200	857,900
Total Card	0.149	464,700		393,200	857,900
Total Parcel	0.149	464,700		393,200	857,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.19 | /Parcel: 385.1

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
25779			10/31/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 039.0-0003-0002.0

!3198!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	462,100	0	6,480.	393,200	855,300	855,300	Year End Roll	12/18/2019
2019	101	FV	451,800	200	6,480.	356,400	808,400	808,400	Year End Roll	1/3/2019
2018	101	FV	260,500	200	6,480.	337,900	598,600	598,600	Year End Roll	12/20/2017
2017	101	FV	260,500	200	6,480.	294,900	555,600	555,600	Year End Roll	1/3/2017
2016	101	FV	260,500	200	6,480.	251,900	512,600	512,600	Year End	1/4/2016
2015	101	FV	254,000	200	6,480.	233,500	487,700	487,700	Year End Roll	12/11/2014
2014	101	FV	254,000	200	6,480.	193,500	447,700	447,700	Year End Roll	12/16/2013
2013	101	FV	254,000	200	6,480.	184,300	438,500	438,500		12/13/2012

PRINT

Date	Time
12/10/20	18:30:25

LAST REV

Date	Time
09/09/19	11:58:59
apro	

TAX DISTRICT | PAT ACCT. 3198

USER DEFINED

Prior Id # 1:	25779
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLMS JOY A,	69767-110		8/14/2017		887,000	No	No		
WILLMS MARK L &	33200-397		7/1/2001	Family	1	No	No		
BRIGIDA JOSEPHI	25915-529		12/21/1995		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/1997	203		6,000					NEW LARGER PORCH
2/13/1995	55		8,500					REMODEL KIT/BATH
9/28/1993	497		13,000					9X16 WITH BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Meas/Inspect	HS	Hanne S
2/4/2009	Meas/Inspect	189	PATRIOT
4/12/2000	Inspected	263	PATRIOT
3/1/2000	Measured	197	PATRIOT
8/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

Total AC/HA:	0.14876	Total SF/SM:	6480	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	393,217	Spl Credit		Total:	393,200

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27499998
Const Adj.:	1.34986496
Adj $ / SQ:	215.135
Other Features:	88782
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	570917
Depreciation:	106191
Depreciated Total:	464727

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 5			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

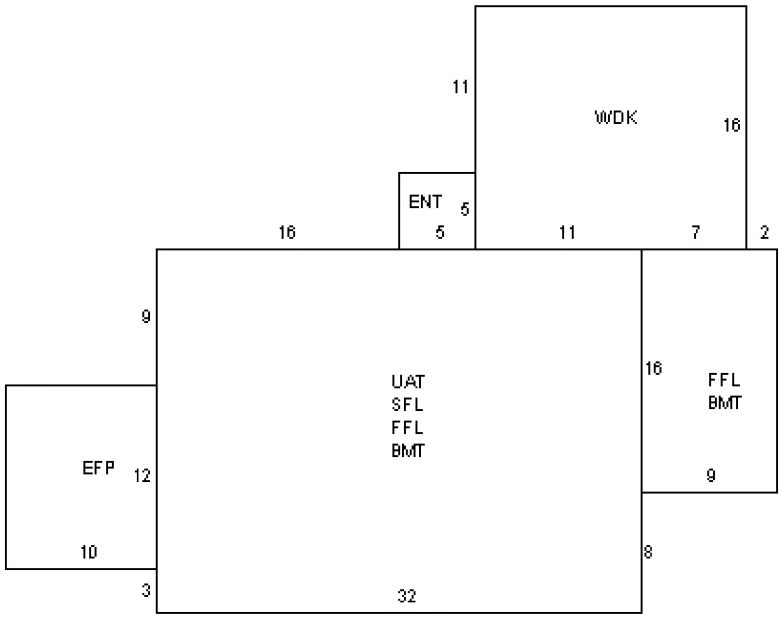
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	215.13
Special Features:	0	Val/Su Net:	144.45
Final Total:	464700	Val/Su SzAd	276.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	100.360	91,529
FFL	First Floor	912	215.130	196,203
SFL	Second Floor	768	215.130	165,223
WDK	Deck	288	12.790	3,682
UAT	Upper Attic	192	86.050	16,522
EFP	Enclos Porch	120	67.380	8,085
ENT	ENTRY	25	35.640	891

Net Sketched Area:	3,217			Total:	482,135
Size Ad	1680	Gross Are	3793	FinArea	2227

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X5	A	AV	1988	0.00	T	24.8	101						
2	Frame Shed	D	Y	1	20X4	A	AV	1970	0.00	T	39.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: